

**CITY COUNCIL  
ATLANTA, GEORGIA**

**13.13**

13-O-1042

**Z-13-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY FROM THE O-I-C (OFFICE INSTITUTIONAL-CONDITIONAL) ZONING DISTRICT TO THE RG-4 (RESIDENTIAL GENERAL SECTOR 4) ZONING DISTRICT, PROPERTY LOCATED AT 0 DOWNWOOD CIRCLE, N.W, FRONTING APPROXIMATELY 342 FEET ON THE EAST SIDE OF DOWNWOOD CIRCLE BEGINNING 302 FEET FROM THE NORTHEAST CORNER OF HOWELL MILL ROAD. DEPTH; VARIES. AREA: APPROXIMATELY 5.55 ACRES. LAND LOTS 182 AND 197, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: T.S. PROPERTY ACQUISITION FUND, LLC AND T.S. PROPERTY ACQUISITION FUND II, LLC APPLICANT: PAPPAS PROPERTIES, LLC NPU C COUNCIL DISTRICT 8**

Application File Date	March 4, 2013
Zoning Number	Z-13-08
NPU / CD	C-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Review List:**

Office of Research and Policy Analysis	Completed	05/07/2013 2:07 PM
Zoning Committee	Completed	05/17/2013 12:44 PM
Atlanta City Council	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

**HISTORY:**

05/15/13      Zoning Committee      FAVORABLE

<b>RESULT:</b>	<b>FAVORABLE [UNANIMOUS]</b>
<b>AYES:</b>	Wan, Bottoms, Shook, Smith, Young Jr.
<b>ABSENT:</b>	Joyce Sheperd

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;">Mayor's Action</p> <p style="text-align: center;"><i>See Authentication Page Attachment</i></p>	

**ORDINANCE**  
**BY**

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AN ORDINANCE

Z-13-08

BY: ZONING COMMITTEE

Date Filed: 3-4-13

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 0 Downwood Circle, N.W., be changed from the O-I-C (Office Institutional-Conditional) Zoning District to the RG-4 (Residential General Sector 4) Zoning District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 182 and 197, 17<sup>th</sup> District Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.